

BARRINGTON PLANNING BOARD

Regular Business Meeting

Tuesday, July 2, 2013 at 7:00 p.m.

Library Auditorium, 2nd Floor of Barrington Public Library

281 County Road, Barrington, RI

AGENDA

**NOTE LOCATION OF MEETING: LIBRARY AUDITORIUM,
2nd FLOOR, BARRINGTON PUBLIC LIBRARY**

1. Call to Order

2. Roll Call and Determination of Quorum

3. Consent Agenda

**3.1 Approve Minutes: May 28, 2013 Site Visit at Site of Palmer Pointe
(CA)**

**3.2 Approve Minutes: May 30, 2013 Special Meeting – Palmer Pointe
Master Plan Public Informational Meeting (CA)**

3.3 Approve Minutes: June 4, 2013 Regular Business Meeting (CA)

4. Public Hearings

**4.1 (continued) Public Informational Meeting: Master Plan: Palmer
Pointe Neighborhood – Plat 28, Lots 72, 73, 246, 248, 249 and 263
(Sowams Nursery property, east side of Sowams Road). Proposal
calls for the development of 48 new affordable housing units on
property totaling approximately 7.5 acres. Property includes two
existing single-family houses to remain, located on Sowams Road.**

Applicant is seeking relief from provisions of the Town's Zoning Ordinance and Land Development & Subdivision Regulations under the comprehensive permit process.

4.2 (continued) Public Informational Meeting: Major Subdivision: Bluemead Farm Plat Conventional Master Plan Proposal. Nine-lot subdivision with frontage on Chachapacasset Road and Beach Road, with a new street at Lewis Street (Assessor's Plat 10, Lots 3 and 8). Zoning: Residence-25 and Residence-40. Portions are within Wetland Overlay District. Project is subject to the Town's inclusionary zoning requirements.

5. Old Business

No old business

6. New Business

6.1 Final Plan: Dziuba Minor Subdivision. Proposal to subdivide Lot 380 on Assessor's Plat 22 into four (4) lots with frontage on South Street and Maple Avenue. R10 and NB zones. Existing two-family structure on Maple Avenue to be renovated to provide two (2) affordable housing units. Applicant is seeking relief under provisions of the comprehensive permit process.

6.2 Concept Review: Administrative Subdivision, Street Abandonment – properties located to east of Sowams Rd. between Oak Grove Ave. and Charles Street. Plan would shift lot lines and involve the abandonment of the "Stella Road" right of way.

6.3 Concept Review: Subdivision of lot located at 256 Sowams Road (Assessor's Plat 31, Lot 19), creating a new buildable lot and an open space lot. Property zoned R-25. Proposal would require a dimensional

variance for insufficient frontage.

7. Reports & Special Items

7.1 Election of Officers

8. Reports from Planning Board Members: Housing Board of Trustees liaison; Committee for Renewable Energy in Barrington liaison; Police Cove Park Committee members; Technical Review Committee members; Harbor Commission liaison; Capital Improvement Program Subcommittee members; Wayfinding & Streetscape Committee members

9. Comments - Board Members, Council Liaison & Town Planner

10. Adjournment

All items listed with a (CA) are to be considered routine by the Planning Board and will be enacted by one motion. There will be no separate discussion of these items unless a member of the Board, or a member of the public so requests, in which event the item will be removed from Consent Agenda (CA) consideration and considered in its normal sequence on the agenda. // All regular meetings shall adjourn no later than 11:00 p.m. unless extended beyond that time by a concurring vote of not less than four members, except that at the Chair's discretion the meeting may be extended to conclude consideration of any specific item of business begun prior to 11:00 P.M. All work sessions shall adjourn no later than 10:00 p.m. unless extended in accordance with the above procedure.

The Town of Barrington will provide accommodations needed to ensure equal participation in all meetings. Please contact the Town

Clerk's office prior to the meeting so arrangements can be made to provide such assistance. A request for accommodations can be made in writing to 283 County Road or by calling 401-247-1900, Ext. 301 (voice). Hearing impaired callers can dial 711 "Relay" for additional assistance. The Barrington Town Hall, Barrington Public Library and Barrington Public Safety Building are accessible to the disabled.

Posted on June 26, 2013 at Barrington Town Hall, Barrington Public Library, Town of Barrington Web Site and Secretary of State Web Site.